

FOR LEASE

2.7+/- ACRES

**608 Koon Road
Irmo, SC 29063**

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$5,400.00 per month (Gross)
Available SF:	2.7 Acres
Lot Size:	2.7 Acres
Zoning:	HM
Traffic Count:	21,600

PROPERTY OVERVIEW

Discover the vibrant community surrounding our premier leasing opportunity in Irmo, SC. Located in a thriving business district, the area offers convenient access to a variety of amenities. Additionally, the location provides easy access to major highways and is in close proximity to retail centers. There is public water and septic. Ideal for various business ventures or development projects.

PROPERTY HIGHLIGHTS

- Prime location with convenient access to major transportation routes
- Spacious and versatile land plot ideal for various potential uses
- Potential for custom development and tailored buildout options
- Opportunity for prominent signage and visibility on Koon Road
- Surrounded by a growing and dynamic business community

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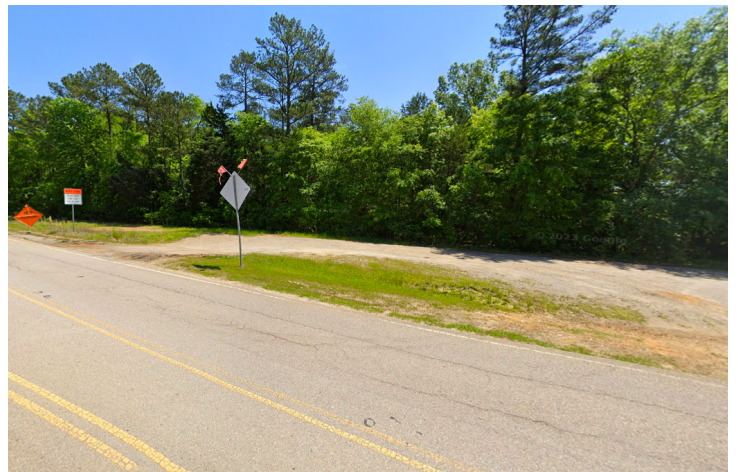


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Additional Photos



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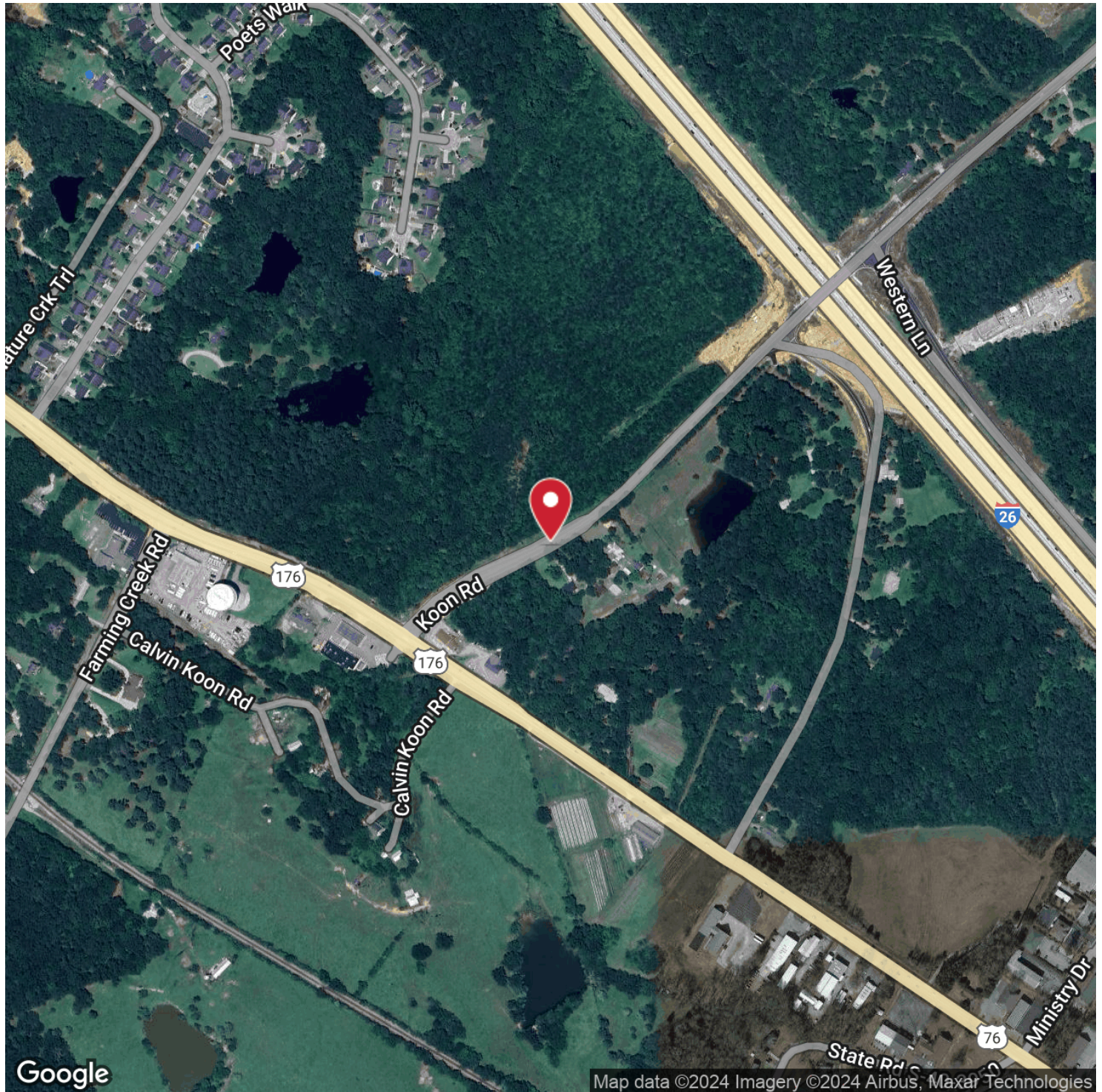


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Location Map



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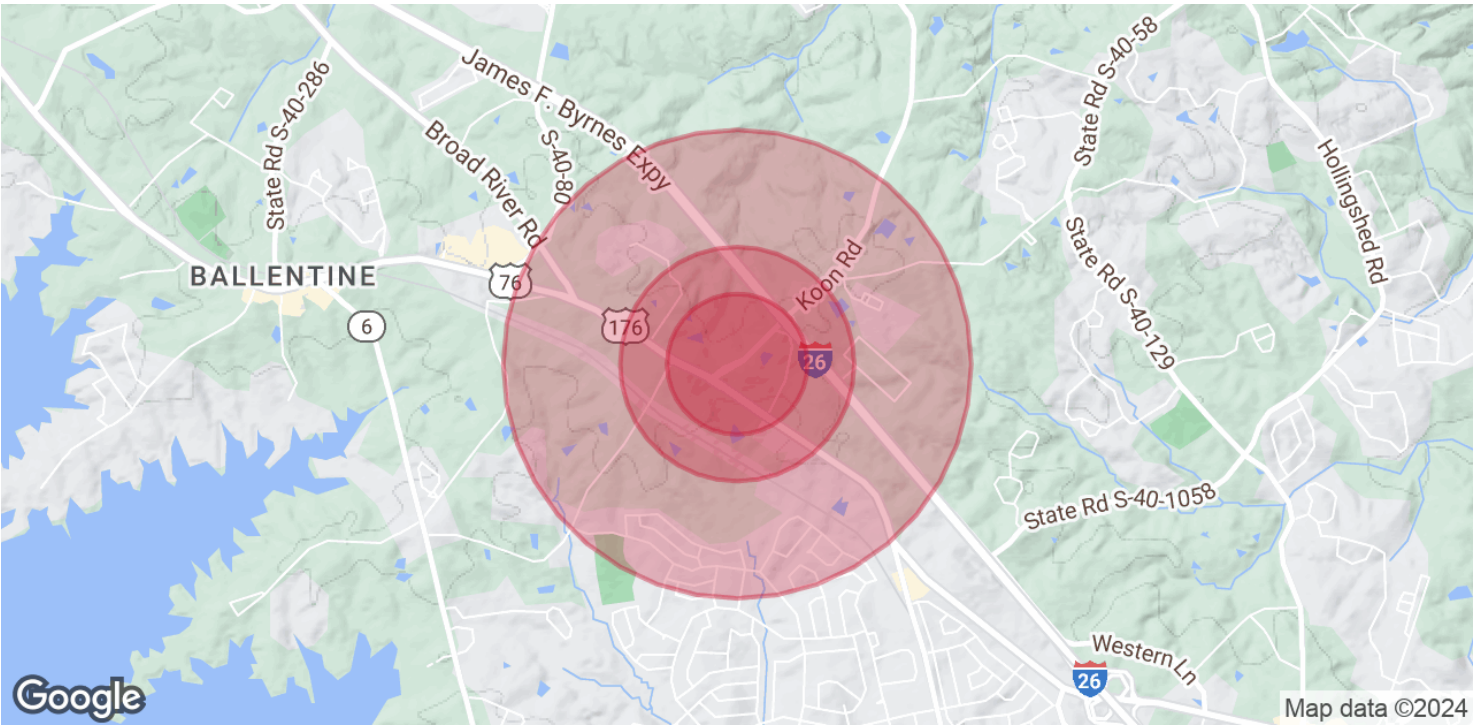


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	157	736	3,570
Average Age	40	39	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	264	1,337
# of Persons per HH	3	2.8	2.7
Average HH Income	\$141,291	\$129,107	\$125,059
Average House Value	\$407,235	\$352,061	\$324,306

Demographics data derived from AlphaMap



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Retailer Map



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